



# CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD  
May 11, 2000

## MINUTES

### **PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Ms. Karen McGagin, Deputy Director, Department of General Services  
Mr. Brent Felker, Deputy Director, Project Development, Department of Transportation

### **ATTENDANCE NOT REQUIRED, NO BOND ITEMS:**

State Treasurer's Office  
State Controller's Office

### **ADVISORY MEMBER:**

Director, Employment Development Department

### **LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator  
Senator

### **STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Madelynn McClain, Secretary, State Public Works Board

### **OTHERS PRESENT:**

Robert Benton, Department of General Services, Real Estate Services Division, Project Services Branch  
Cheri Johnson, Department of General Services, Real Estate Services Division, Project Services Branch  
Bahram Golemohammadi, Department of General Services, Real Estate Services Division, Project Services Branch

**CALL TO ORDER AND ROLL CALL:**

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:02 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the minutes from the April 14, 2000 meeting, and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of April 14, 2000, were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there were no bond items.

**CONSENT CALENDAR:**

Item #16 was pulled because of concerns raised by the Joint Legislative Budget Committee. Mr. Tilton noted that the revised Consent Calendar covered Items #1 through #15 and Items #17 through #23.

Mr. Tilton indicated that in summary, the revised consent calendar proposed nineteen requests to approve preliminary plans, two requests to recognize scope change, one request to recognize anticipated deficit, one request to approve a resolution authorizing site selection and acquisition, one request to approve combining two projects into one bid package in accordance with Section 10127 of the Public Contract Code, and one request to revert preliminary plan and working drawing funding.

Mr. Tilton reported that there were three 20-day letters in the members' packages. Item #16, Department of Corrections, California State Prison, San Quentin, Marin County, Correctional Treatment Center, Phase II. A 20-day letter was sent to the Legislature on April 21, 2000. The Department of Finance received a letter dated May 8, 2000, raising concerns on the project. Item #19, California Community Colleges, Los Angeles Community College District, Los Angeles Pierce College, Remodel for Efficiency. A 20-day letter was sent to the Legislature on April 20, 2000, without comment. Item #23, California Community Colleges, Ventura County Community College District, Moorpark College, Learning Resource and Telecommunication Center. A 20-day letter was sent to the Legislature on April 20, 2000, without comment.

**A motion was made by Ms. McGagin, and Seconded by Mr. Felker to adopt the revised Consent Calendar, and to approve Agenda Items #1 through #15 and Items #17 through #23.**

**The revised consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Mr. Tilton noted there were two action items and that Item #24, Department of Developmental Services, Lanterman Developmental Center, is being held-over to a future meeting.

Mr. Tilton reported Action Item #25, California State University, Los Angeles Campus, Los Angeles County, Renovate Physical Sciences Building. Approve reversion and termination of the project.

**A motion was made by Mr. Felker, and Seconded by Ms. McGagin to adopt the Action Item, and to approve Agenda Item #25.**

**The Action Item was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

Mr. Tilton noted that there was one item of other business. In a prior State Public Works Board meeting, State Treasurer, Phillip Angelides became concerned about his legal obligations under several conflict of interest laws in light of certain personal financial holdings. The Attorney General's office investigated the matter and concluded that there is no conflict of interest.

**REPORTABLES:**

Mr. Tilton indicated there were four reportables.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is set for Friday, June 9, 2000 at 10:00 a.m., in Room 113.

Having no further business, the meeting was adjourned at 10:06 a.m.

## **BOND ITEMS**

### **BOND – ITEM**

**NO BOND ITEMS.**

## **BOND ITEMS**

### **STAFF ANALYSIS – ITEM**

**NO BOND ITEMS.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 1**

**CALIFORNIA HIGHWAY PATROL (2720)**  
**EL CAJON, SAN DIEGO COUNTY**  
El Cajon Area Office Building-Building Alterations

*Authority: Chapter 50/99, Item 2720-301-0044 (5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 1

California Highway Patrol, El Cajon Area Office - Office Renovation and Service Bay Addition

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.**

This project consists of remodeling the existing El Cajon Area office, and the construction of a new vehicle service building on the existing parking lot. An adjacent parcel has been purchased to accommodate parking displaced by the construction of the service building.

#### Funding and Project Cost Verification

**This project is within cost.** Value engineering efforts will be made during Working Drawings phase to bring the cost back to the original estimate.

\$1,546,00 total estimated project costs

\$363,000 project costs previously allocated: acquisition \$313,000 and preliminary plans \$50,000

\$1,103,000 project costs to be allocated: working drawings \$83,000 and construction \$1,020,000 (\$816,000 contract, \$57,000 contingency, \$147,000 A&E) at CCCI 3909

\$80,000 costs to be eliminated during working drawings phase

#### CEQA

A Categorical Exemption document was filed with the State Clearinghouse on September 23, 1999 and the waiting period expired on October 23, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2000  
Complete construction: April 2002

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 2**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**

**ALDER CONSERVATION CAMP, DEL NORTE COUNTY**

Replace Wastewater and Water System/Construct Access Road

*Authority: Chapter 324/98, Item 3540-301-0001(15)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 2

Department of Forestry and Fire Protection, Replace Wastewater and Water System/Construct Access Road

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will replace the well house with a 16' X 24' well house and air stripper building, construct a three bay 1,875± gsf apparatus building, install a new 20,000-gallon septic tank and 5,000± ft of leach field, and provide roadway stabilization with drainage and asphalt concrete overlay.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,170,000 total estimated project cost

\$111,000 project costs previously allocated: preliminary plans

\$1,096,000 project costs to be allocated: working drawings \$148,000 and construction \$948,000 (\$903,000 agency retained construction, and \$45,000 contingency) at CCCI 3909

\$963,000 potential cost savings (\$917,000 agency retained construction, and \$46,000 contingency)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 26, 1999, and the waiting period expired on June 26, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2000

Complete construction: June 2001

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 3**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**ANTELOPE FOREST FIRE STATION, SAN BENITO COUNTY**  
Replace Barracks/Messhall

*Authority: Chapter 50/99, Item 3540-301-0001(37)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 3

Department of Forestry and Fire Protection, Antelope Forest Fire Station,  
Replace Barracks/Messhall

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The project includes construction of a ±2,330 gsf 8 bed barracks/mess hall; a 300 gsf gas/oil storage building; a 150 gsf generator building; demolition; grading and site work; utilities; paving; landscaping and all appurtenances.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,061,000 total estimated project cost

\$84,000 project costs previously allocated: preliminary plans

\$977,000 project costs to be allocated: working drawings and construction  
\$893,000 (\$688,000 contract, \$34,000 contingency, \$35,000 agency retained, and 136,000 A&E costs) at CCCI 3909

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 2000, and the waiting period expired April 19, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	April 2001
Complete construction:	May 2002

**Staff Recommendations: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 4**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**BUTTE FIRE CENTER, BUTTE COUNTY**  
Replace Messhall Facility

*Authority: Chapter 50/99, Item 3540-301-0001(18)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of Forestry and Fire Protection, Butte Fire Center, Replace Messhall Facility

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will construct a new 5,000+/-gsf messhall consisting of a 120 person dining room including permanent kitchen equipment. Site work includes paving, walkways, connecting utilities, and the demolition of the existing building.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,412,000 total estimated project cost

\$97,000 project costs previously allocated: preliminary plans

\$1,315,000 project costs to be allocated: working drawings \$113,000; construction \$1,202,000 (\$980,000 contract, \$49,000 contingency, \$15,000 agency retained, and \$158,000 A&E) at CCCI 3909

#### CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired on March 6, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2001
Complete construction:	May 2002

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**CAMPO FOREST FIRE STATION, SAN DIEGO COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001(32)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of Forestry and Fire Protection, Campo Forest Fire Station, Relocate Facility

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The station will include a standard 2,944 +/- gsf 12-person barracks/messhall building; a standard 1,984 +/- gsf 3-bay apparatus building with 150 +/- gsf office; a 150 +/- gsf office; a 300 +/- gsf generator building; sitework; utilities; paving; retaining wall; landscaping; security fencing; and all appurtenances. Demolition of the existing facility is also included.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,947,000 total estimated project cost

\$128,000 project costs previously allocated: preliminary plans

\$1,819,000 project costs to be allocated: working drawings phase, \$131,000 and construction \$1,688,000, (\$1,388,000 contract, \$69,000 contingency, \$35,000 agency retained and \$196,000 A&E and other project costs) at CCCI 3909

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired March 1, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	April 2001
Complete construction:	November 2002

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 6**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**CHINO HILLS FOREST FIRE STATION, SAN BERNARDINO COUNTY**  
Facility Replacement

*Authority: Chapter 050/99, Item 3540-301-0001(29)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of Forestry and Fire Protection, Chino Hills Forest Fire Station,  
Facility Replacement

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The new station consists of the following: a standard 2,330 gsf wood framed living quarters building; a wood framed 1,697 gsf apparatus building; a 150 gsf storage building; site work; utilities; paving; hose wash rack; landscaping; appurtenances; and demolition of the existing facility.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,276,000 total estimated project cost

\$74,000 project costs previously allocated: preliminary plans

\$1,202,000 project costs to be allocated: working drawings \$91,000 and construction \$1,111,000 (\$884,000 contract, \$44,000 contingency, \$148,000 A&E, and \$35,000 agency retained) at CCCI 3909

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on February 4, 2000, and the waiting period expired on March 5, 2000. A Notice of Determination was filed with the State Clearinghouse on March 17, 2000, and the waiting period expired on April 14, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	April 2001
Construction complete:	February 2003

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 7**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**MENDOCINO RANGER UNIT HEADQUARTERS, MENDOCINO COUNTY**  
Replace Automotive Shop

*Authority: Chapter 050/99, Item 3540-301-0001(9)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of Forestry, Mendocino Ranger Unit Headquarters, Replace Auto Shop

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project will provide a new 6,152+/-gsf (pre-engineered metal building) 5-bay Auto Shop with offices, welding shop, electrical lifts, restrooms, hazmat storage, tool storage and a detached bulldozer storage. Site work includes new septic systems, waste drainage systems, paving, landscaping, underground utilities, and demolition of the existing shop.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,346,000 total estimated project cost

\$100,000 project costs previously allocated: preliminary plans

\$1,246,000 project costs to be allocated: working drawings \$97,000 and construction \$1,149,000 (\$929,000 contract, \$46,000 contingency, \$168,000 A&E, and agency retained \$6,000) at CCCI 3909

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 27, 1999, and the waiting period expired on January 31, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2001

Complete construction: February 2002

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 8**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**VALLECITO CONSERVATION CAMP, CALAVERAS COUNTY**  
Replace Utilities/Construct Apparatus Building

*Authority: Chapter 50/99, Item 3540-301-0001(39)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of Forestry and Fire Protection, Vallecito Conservation Camp,  
Replace Utilities/Construct Apparatus Buildings

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The project includes two 1990 gsf 4 bay pre-engineered steel apparatus buildings; replacement of two 30,000 gallon water tanks; and replacement of all underground utilities including water, sewer, and liquid petroleum gas plumbing. The project will also include the upgrade of the electrical shop buildings, demolition of the existing buildings, site work, paving, landscaping, and appurtenances.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,763,000 total estimated project cost

\$123,000 project costs previously allocated: preliminary plans

\$1,640,000 project costs to be allocated: working drawings \$130,000 and construction \$1,510,000 (\$1,206,000 contract, \$84,000 contingency, \$60,000 agency retained items, and \$160,000 A&E costs) at CCCI 3909

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired on March 6, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: April 2001

Complete Construction: May 2002

**Staff Recommendations: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 9

DEPARTMENT OF BOATING AND WATERWAYS (3680)  
CASTAIC LAKE STATE RECREATION AREA, PARADISE COVE, LOS ANGELES COUNTY  
Boating Instruction and Safety Center

Authority: Chapter 50/99, Item 3680-301-0516(4)

- a. Approve preliminary plans
- b. Recognize anticipated deficit \$124,000  
(7.9% of construction phase)  
(6.8% of total project)

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of Boating and Waterways, Castaic Lake State Recreation Area, Paradise Cove,  
Boating Instruction and Safety Center

#### Action Requested

**The requested action will approve preliminary plans and recognize an anticipated deficit for the construction phase of this project.**

#### Scope Description

**This project is within scope.** The project will construct a 14,120 gsf, boating instruction and safety center training facility. The structure will contain a lobby, reception area, staff offices, conference center convertible to five training rooms with moveable partitions, kitchen (without equipment), staff restrooms with showers, active boat storage area, accessible lift and related equipment and repair rooms. An adjacent public restroom will receive tile roof and stucco siding to match the new facility. Site improvements include: paved service yard with sheet pile retaining wall and security fencing; ramp walks, patio and decking to link buildings and an existing dock; reconfiguration of existing parking; planting, irrigation, lighting, signage, furnishings and utility connections. An existing concession building, walks and decking will be razed and grounds cleared.

#### Funding and Project Cost Verification

**The project is not within cost.** Additional costs of \$124,000 are anticipated to complete this project due to unforeseen site conditions uncovered by the topographic survey. A sheet pile wall is needed to provide a level service yard adjacent to a steep slope. In addition, costs associated with the roof increased due to the raised height necessary for roll-up door clearance. Fire and accessibility codes required a metal stud fire partition and wheelchair lift.

\$1,948,000 total estimated project cost

\$128,000 project costs previously allocated: preliminary plans

\$1,696,000 project costs to be allocated: working drawings \$132,000 and construction \$1,564,000 (\$1,335,000 contract, \$66,000 contingency, and \$163,000 A/E) CCCI 3909

\$124,000 recognize anticipated deficit for the construction phase (\$117,000 contract and \$7,000 contingency)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 13, 2000, and the waiting period expired on April 11, 2000.

#### **Project Schedule**

**The project schedule is as follows:**

Approve working drawings:	September 2000
Complete construction:	February 2003

**Staff Recommendation:**      **Approve preliminary plans and recognize anticipated deficit for the construction phase of this project.**

## CONSENT ITEMS

### CONSENT – ITEM 10

**STATE COASTAL CONSERVANCY (3760)  
DEL MONTE DUNES PHASE 2, MONTEREY COUNTY**

*Authority: Chapter 324/98, Item 3760-301-0001(2)*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

State Coastal Conservancy, Del Monte Dunes Phase 2

#### Action Requested

**The requested action will authorize site selection and acquisition of fee simple interest in this parcel, with the approval of the Department of General Services.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in 2.2 acres, to complete the acquisition of the Del Monte Dunes addition to Monterey State Beach. The proposed acquisition is for access to Monterey State Beach and connecting portions of a regional recreational trail. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324/98, Item 3760-301-0001(2), provides \$8,090,000 for acquisition of fee simple interest and associated overhead for the real property needed to carry out this project. Property previously purchased as Del Monte Dunes Phase 1 involves 33.8 acres in 1991 (purchase price \$4,225,000, PWB approval November 27, 1991). The remaining 2.2 acres in Phase 2 can be acquired within funds available and in accordance with the intent of the Legislature.

All management costs will be funded by the Department of Parks and Recreation.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on March 28, 2000, and the waiting period expired on May 2, 2000.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close by June 9, 2000.

Other

- The proposed site meets the requirements of the State Coastal Conservancy and the Department of Parks and Recreation.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services.
- There is no implied dedication involved with this project.
- The Central Coast Regional Water Quality Control Board and Monterey County Department of Health have approved a Remedial Action Plan for contamination on the property. The Central Coast Regional Water Quality Control Board oversees groundwater monitoring on the property, and has confirmed there would be no threat to human health from public use of the property during monitoring. The property seller has provided contractual assurances that all required monitoring and remedial action called for in the Remedial Action Plan or indicated as a result of monitoring will be carried out.

**Staff Recommendation:     Authorize site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 11**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**COLUMBIA STATE HISTORIC PARK, TUOLUMNE COUNTY**  
Knapp Block Rehabilitation

*Authority: Chapter 324/98, Item 3790-301-0001(8) as reappropriated by  
Chapter 50/99, 3790-490(8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation, Columbia State Historic Park, Knapp Block Rehabilitation

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will perform structural stabilization and historical rehabilitation of the Knapp Block buildings at Columbia State Historic Park, including additional work due to increased deterioration and damage identified in an on-site review. All buildings are one-story, un-reinforced masonry structures registered on the National Register of Historic Places.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,623,000 total estimated project cost

\$94,000 project funds previously allocated: studies (\$8,000) and preliminary plans (\$86,000)

\$4,529,000 project costs to be allocated: working drawings \$251,000; construction \$4,278,000 (\$3,832,000 contracts, \$268,000 contingency, \$134,000 A&E costs; \$44,000 agency retained items) Adjusted to current CCCI 3909 as recognized in the 2000-01 Governor's Budget

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 5, 2000 and the waiting period expired on May 10, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: August 2001

Complete construction: February 2003

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 12

DEPARTMENT OF PARKS AND RECREATION (3790)

LOS ANGELES COUNTY

Pio Pico State Historic Park, Restoration

*Authority: Chapter 50/99, Item 3790-302-0001(2)*

- a. **Approve preliminary plans, Phase A**
- b. **Approve combining two projects into one bid package in accordance with Section 10127 of the Public Contract Code**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Pio Pico State Historic Park, Restoration

#### Action Requested

**The requested action will approve preliminary plans for Phase A of the Pio Pico restoration project, allow working drawings to proceed for Phase A, and approve combining Phase A with a separately funded Pio Pico project into one bid package in accordance with Section 10127 of the Public Contract Code.**

#### Scope Description

**This project is within scope.** This project provides for structural restoration, construction of additional restroom facilities, and general park improvements. Phase A will accomplish the restroom facilities and interpretive exhibits in the restored adobe.

The department recommends combining the bid for Phase A of this restoration project with the previously approved Pio Pico Adobe Restoration project to provide an efficient and economical means of completing the work. Proceeding, as two projects would either extend the length of time that adobe and site are disrupted by construction or create coordination problems from two contracts running concurrently. The projects should also realize savings from combined mobilization, overhead and demobilization efforts on the part of the contractor. The preliminary plans for the separately funded project (Pio Pico State Historic Park, Pio Pico Adobe Restoration) were approved by the Public Works Board on May 14, 1999.

#### Funding and Project Cost Verification

**This project is within cost.**

Restoration, Phase A:

\$500,000 total estimated project cost

\$8,000 project costs previously allocated: preliminary plans

\$341,000 project costs to be allocated: working drawings \$13,000; construction \$328,000 (\$197,000 contracts, \$10,000 contingency, \$21,000 A&E costs; \$100,000 agency retained items)

\$151, 000 available for Phase B

Pio Pico Adobe Restoration (as approved on the May 14, 1999, Public Works Board Agenda):

\$1,542,000 total estimated project cost

\$149,000 project costs previously allocated: preliminary plans \$37,000, and working drawings \$112,000

\$1,393,000 project costs to be allocated: construction \$1,393,000 (\$1,039,000 contracts, \$73,000 contingency, \$65,000 A&E costs; \$216,000 agency retained items)

Combined Bid Package:

\$1,891,000 total estimated project cost

\$157,000 project costs previously allocated: preliminary plans \$45,000, and working drawings \$112,000.

\$1,734,000 project costs to be allocated: working drawings \$13,000; construction \$1,721,000 (\$1,236,000 contracts, \$83,000 contingency, \$86,000 A&E costs; \$316,000 agency retained items)

The costs represent the present value cost of construction adjusted for inflation to the midpoint of construction.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 21,2000 and the waiting period expired on April 25, 2000.

Project Schedule

**The project schedule is as follows:**

Approve working drawings	June 2000
Complete construction	August 2001

Other

➤ The scope and funding of Phase B has yet to be reviewed and approved by the Department of Finance.

**Staff Recommendation: Approve preliminary plans and the combination of bid packages.**

## CONSENT ITEMS

### CONSENT – ITEM 13

DEPARTMENT OF MENTAL HEALTH (4440)  
ATASCADERO STATE HOSPITAL, SAN LUIS OBISPO COUNTY  
Improve Perimeter Security

*Authority: Chapter 50/99, Item 4440-301-0001(2.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

Department of Mental Health, Atascadero State Hospital, Improve Perimeter Security

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The Project consists of installing additional 16' high security fencing at the south and west sides of the hospital, 8' high fencing at the roof lines of the Administration Building, motion detectors for the perimeter security fence, a security camera, and electronic gates.

#### Funding and Project Cost Verification

**This project is within cost.** The total amount appropriated in the 1999 Budget Act for this project was \$902,000. Currently, total project costs are estimated to be \$978,000, or \$76,000 over budget. Although initial estimates are above cost, the department has been directed to design the working drawings phase to cost.

\$978,000 total estimated project costs

\$95,000 project costs previously allocated: preliminary plans

\$807,000 project costs to be allocated: working drawings \$63,000;  
construction \$744,000 (\$567,000 contract, \$28,000 contingency,  
\$70,000 A&E, \$79,000 other project costs) at CCCI 3847

\$76,000 costs to be reduced during working drawings phase

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 4, 2000 and the waiting period expired May 5, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	October 2000
Complete construction:	April 2001

**Staff Recommendations:**     **Approve preliminary plans and the release of working drawing funds for this project. Direct department to reduce costs during working drawings phase.**

## CONSENT ITEMS

### CONSENT – ITEM 14

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA MEN'S COLONY, SAN LUIS OBISPO COUNTY  
Hospital Air Conditioning

*Authority: Chapter 50, Statutes of 1999, Item 5240-301-0001(16), 61.10.046*

- a. Approve preliminary plans
- b. Reversion of \$65,000 preliminary plan and working drawing funding

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

Department of Corrections, California Men's Colony Hospital Air Conditioning

#### Action Requested

**The requested actions will provide approval of preliminary plans and revert \$65,000 preliminary plan and working drawing funding.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides enhancement of the existing ventilation system by retrofitting the existing air-handlers with cooling coils, installation of two chiller units with all plumbing, electrical, and mechanical system upgrades necessary to provide air conditioning to those areas of the hospital not currently served by a cooling system. In addition, the existing ductwork will require modifications to correct the zone control problem associated with the administrative segregation unit.

#### Funding and Project Cost Verification

**This project is within cost.**

\$727,000 total estimated project cost

\$662,000 project costs to be allocated for construction (contracts \$583,000, contingency \$48,000, agency-retained (guarding) \$31,000

\$65,000 project costs to be reverted: preliminary plans \$35,000 and working drawings \$30,000

#### CEQA

CDC certifies that it has complied with the requirements of CEQA for this project. A Notice of Exemption was filed with the State Clearinghouse on February 15, 2000, and the waiting period expired on March 21, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	June 2000
Complete construction:	October 2001

**Staff Recommendation:** Approve preliminary plans and revert \$65,000 preliminary plan and working drawing funding.

## **CONSENT ITEMS**

### **CONSENT – ITEM 15**

**DEPARTMENT OF CORRECTIONS (5240)**  
**FOLSOM STATE PRISON, SACRAMENTO COUNTY**  
Renovate Branch Wiring, Maintenance Shops

*Authority: Chapter 50/99, 5240-301-0001(11) 61.07.108*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

Department of Corrections, Folsom State Prison, Represa, Sacramento County  
Renovate Branch Wiring, Maintenance Shops

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project includes replacing branch circuit wiring to include conduits, lighting fixtures, switches, outlets, etc. within the Maintenance Shops, including adjacent plumbing, carpenter, paint and vocational mill and cabinet shops. All wiring will be upgraded to comply with current codes.

#### Funding and Project Cost Verification

**This project is within cost for preliminary plans and working drawings.**

\$1,048,000 total estimated project cost

\$80,000 project cost previously allocated: preliminary plans \$44,000 and working drawings \$36,000

\$1,004,000 project cost to be allocated for construction: contracts \$790,000, contingency \$55,000, project administration \$75,000, and agency-retained \$48,000

#### CEQA

CDC certifies that it has complied with the requirements of CEQA for this project. A Notice of Exemption was filed with the State Clearinghouse on October 30, 1998, and the waiting period expired on December 4, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawing:	August 2000
Complete construction:	July 2001

**Staff Recommendation:** Approve preliminary plans and the release working drawing funds.

## CONSENT ITEMS

### CONSENT – ITEM 16

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON, SAN QUENTIN, MARIN COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(20), as reappropriated by  
Chapter 50/99, Item 5240-490-0001(20)*

- a. Recognize scope change
- b. Approve augmentation **\$101,000**
  - (12.7% of the preliminary plan and working drawing phases)
  - (0.7% of the total project need)

**PULLED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

Department Of Corrections, California State Prison, San Quentin,  
Correctional Treatment Center Phase II

#### Action Requested

**Recognize a scope change and approve augmentation.**

#### Scope Description

**This project is not within scope.** The Correctional Treatment Center (CTC) licensing project provides for construction of a new 31,239 gsf medical facility at California State Prison, San Quentin which will meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Due to security issues, the site for this new building has been changed from outside the secured perimeter to inside the secured perimeter. This change in location provides better security, but does not affect CTC operations, foot print or size of the building. This relocation may also result in construction cost savings due to security and structural modifications that are not necessary at the new site. A 20-day letter was sent to the Legislature on August 25, 1999 and again on April 21, 2000 without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** Due to a change in the site location, additional funds are required for the preliminary plans to cover an additional soils report, site survey, design, and preparation of the Environmental Impact Report (EIR). The additional funds required represent 7.8 percent of this appropriation and 12.7 percent of the cumulative funds appropriated.

\$15,037,000 total estimated project cost

\$1,330,000 previously allocated: preliminary plans \$534,000 (including \$51,000 from a previous augmentation); working drawings \$796,000

\$13,606,000 to be allocated: construction (\$11,849,000 contract, \$592,000 contingency, \$1,075,000 A&E, \$90,000 agency retained) at CCCI 3909

\$101,000 proposed augmentation for preliminary plans \$98,000 and working drawings \$3,000.

#### CEQA

The department is currently in the CEQA process. Completion of CEQA is not necessary for this action.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	December 2000
Approve working drawings:	June 2001
Complete construction:	June 2003

**Staff Recommendation:** Recognize a scope change and approve augmentation.

## **CONSENT ITEMS**

### **CONSENT – ITEM 17**

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)**  
**FRED C. NELLES YOUTH CORRECTIONAL FACILITY, LOS ANGELES COUNTY**  
Replace Taft Adjustment Center

*Authority: Chapter 50/99, Item 5460-301-0001 (13.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

Department of Youth Authority, Replace Taft Adjustment Center,  
Fred C. Nelles Youth Correctional Facility

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project constructs a 9,500 gsf Adjustment Center and demolishes the existing building. The new facility will be designed to handle medium and maximum level security wards and meets program security requirements.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,031,000 total estimated project cost

\$128,000 project costs previously allocated: preliminary plans

\$2,903,000 project costs to be allocated: working drawings \$195,000; construction \$2,708,000 (consisting of \$2,248,000 contract, \$112,000 contingency, \$232,000 A&E costs, \$69,000 other project costs, and \$47,000 agency retained)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 22, 1999, and the waiting period expired on October 28, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2001

Complete construction: March 2002

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 18**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**  
**CONTRA COSTA COLLEGE, CONTRA COSTA COUNTY**  
Child Development Center

*Authority: Chapter 282/97, 6870-301-0658(15)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, Contra Costa College, Child Development Center

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project constructs a 10,697 asf instructional facility for the child development program. The space consists of 990 asf laboratory, 1,000 asf office, and 8,707 asf other spaces.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,299,000 total estimated project costs

\$65,000 project costs previously allocated: preliminary plans

\$3,234,000 project costs to be allocated: working drawings \$153,000; construction \$2,875,000 (\$2,640,000 contracts, \$132,000 contingency, \$103,000 administration, testing, inspection) at CCCI 3847; and equipment \$206,000 at EPI 2502.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 23, 2000 and the waiting period expired on April 22, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings	December 2000
Complete construction	December 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
**LOS ANGELES PIERCE COLLEGE, LOS ANGELES COUNTY**  
Remodel for Efficiency

*Authority: Chapter 50/99, Item 6870-301-0574(39)*

**a. Recognize scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, Los Angeles Pierce College, Remodel for Efficiency

#### Action Requested

**The requested action will recognize a scope change for this project.**

#### Scope Description

**This project is not within scope.** The project installs HVAC systems in 11 buildings at the college involving 137,180 asf of the campus. The district is requesting a change of the approved project scope to delete the ventilation of the Administration Building (11,023 asf) and faculty office buildings (10,830 asf), which have already been completed with district funds. In addition, the district desires to add the ventilation of the Music (13,455 asf) and Fine Arts buildings (13,285 asf) not originally included in the project scope. The revised project results in an increase of 4,887 asf to be ventilated; however, the district believes, due to the close proximity of the buildings, the additional asf can be accomplished within the same dollar amount. A 20-day letter was sent to the Legislature on April 20, 2000, without comment.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,471,000 total estimated project costs

\$150,000 project costs previously allocated: preliminary plans

\$3,321,000 project costs to be allocated: working drawings \$176,000; construction \$3,145,000 (\$2,776,000 contracts, \$194,000 contingency, \$175,000 administration, testing, inspection) at CCCI 3847

#### CEQA

The Chancellor's Office certifies the project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse March 9, 2000 and the waiting period expired April 8, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2000
Approve working drawings:	September 2000
Complete construction:	April 2002

**Staff Recommendation: Recognize scope change.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 20**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**PERALTA COMMUNITY COLLEGE DISTRICT**  
**LANEY COLLEGE, ALAMEDA COUNTY**  
Concrete Deck/Protective Membrane Replacement

*Authority: Chapter 50/99, Item 6870-301-0574(4)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 20

California Community Colleges, Laney College,  
Concrete Deck/Protective Membrane Replacement

#### Actions Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project removes and replaces the existing decking materials to rectify problems with the campuswide concrete deck. Water intrusion and general failure of materials will be corrected with new concrete and asphalt pavement wearing surfaces and with new waterproof membrane.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,335,000 total estimated project costs

\$150,000 project costs previously allocated: preliminary plans

\$5,185,000 project costs to be allocated: working drawings \$268,000; construction \$4,917,000 (\$4,296,000 contracts, \$301,000 contingency, \$320,000 administration, testing, inspection and construction management) at CCCI 3847

#### CEQA

A Notice of Exemption was filed on March 13, 2000 with the State Clearinghouse and the waiting period expired on April 17, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2000

Complete construction: August 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds for this project.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 21**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SEQUOIAS COMMUNITY COLLEGE DISTRICT**  
**COLLEGE, OF THE SEQUOIAS, TULARE COUNTY**  
Multimedia Learning Resource Center

*Authority: Chapter 50/99, Item 6870-301-0574(75.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 21

California Community Colleges, College of the Sequoias, Multimedia Learning Resource Center

#### Action Requested

**The requested action will provide approval of preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This 38,432 asf project constructs a multimedia learning resource center consisting of 25,394 asf in library, 10,377 asf in learning skills, 1,947 asf in AV/TV media services, and 754 asf in office space. Refinements in design have resulted in slight adjustments in asf providing a net increase of 216 asf.

#### Funding and Project Cost Verification

**This project is within cost.**

\$14,433,000      total estimated project costs

\$333,000          project costs previously allocated: preliminary plans

\$14,100,000      project costs to be allocated: working drawings \$699,000; construction \$11,271,000 (\$10,130,000 contracts, \$507,000 contingency, \$634,000 administration, testing, inspection, construction management) at CCCI 3847; and equipment \$2,130,000 at EPI 2485

#### CEQA

This project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse on July 25, 1997, and the waiting period expired on August 24, 1997.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	July 2002
Complete construction:	September 2004

**Staff Recommendation:      Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 22**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**STATE CENTER COMMUNITY COLLEGE DISTRICT**  
**MADERA CENTER, MADERA COUNTY**  
Academic Facilities, Phase IB

*Authority: Chapter 50/99, 6870-301-0574(81.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 22

California Community Colleges, Madera Center, Academic Facilities, Phase 1B

#### Action Requested

**The requested action will provide approval of preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project constructs 31,740 asf and reconstructs 6,440 asf for the second phase of instructional facilities. The new construction includes 9,727 asf classroom, 13,488 asf laboratory, 2,900 asf office, 2,912 asf library, 1,385 asf AV/TV, and 1,327 asf other spaces. The reconstruction includes 1,530 asf laboratory and 4,910 asf library spaces. Refinements in design have resulted in minor space changes.

#### Funding and Project Cost Verification

**This project is within cost.**

\$17,931,000 total estimated project costs

\$541,000 project costs previously allocated: preliminary plans

\$17,390,000 project costs to be allocated: working drawings \$739,000; construction \$15,481,000 (\$14,010,000 contracts, 701,000 contingency, \$770,000 administration, testing, inspection, construction management) at CCCI 3847; and equipment \$1,170,000 at EPI 2485

#### CEQA

This project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse on November 10, 1995, and the waiting period expired on December 9, 1995.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	July 2002
Complete construction:	January 2004

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 23**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**  
**MOORPARK COLLEGE, VENTURA COUNTY**  
Learning Resource and Telecommunication Center

*Authority: Chapter 50/99, Item 6870-301-0574(82)*

**a. Recognize scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 23

California Community Colleges, Moorpark College,  
Learning Resource & Telecommunications Center

#### Action Requested

**The requested action will recognize a change in project scope.**

#### Scope Description

**This project is not within scope.** The project was originally designed to construct a 39,148 asf learning resource and telecommunications center. To increase the area dedicated to books and to provide additional space for staff, equipment, and supplies needed to support a sophisticated technology system, the main, three-story staircase was moved from an interior location to an extruded location outside the building's original footprint. The affect of this relocation increased the amount of total asf in the project as well as the amount of library space, office space and technology-related space. The revised project constructs a 40,039 asf learning resource and telecommunications center with 26,835 asf for learning resource services, 7,344 asf for computer-assisted instruction, 4,496 asf for information and telecommunication services and 1,364 asf for offices. A 20-day letter was sent to the Legislature on April 20, 2000, without comment

#### Funding and Project Cost Verification

**This project is within cost.** The scope change identified above does not impact project costs.

\$14,121,000      total estimated project costs

\$365,000          project costs previously allocated: preliminary plans

\$13,756,000      project costs to be allocated: working drawings \$506,000; construction \$10,625,000 (\$9,534,000 contracts, \$477,000 contingency, \$614,000 administration, testing, inspection and construction management) at CCCI 3847; and equipment \$2,625,000 at EPI 2485

#### CEQA

This project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse June 30, 1999, and the waiting period expired July 29, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2000
Approve working drawings:	August 2001
Complete construction:	September 2003

**Staff Recommendation:**      **Recognize scope change contingent of completion of 20-day notification period.**

## ACTION ITEMS

### ACTION – ITEM 24

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)  
LANTERMAN DEVELOPMENTAL CENTER, POMONA COUNTY  
Security Improvements

Authority: Chapter 324/98, Item 4300-301-0001(1.6)

- a. Recognize scope change
- b. Approve augmentation \$100,000  
(19.7% of preliminary plans and working drawing phases)  
(2.4% total project)

PULLED.

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 24

Department of Developmental Services, Lanterman Developmental Center, Pomona,  
Security Improvements

#### Action Requested

**The requested action will recognize a scope change and approve an augmentation to the working drawing funds for this project.**

#### Scope Description

**This project is not within scope.** The existing scope of this project provides for modifications to the Lanterman Developmental Center to provide for 75 forensic beds and 53 behavioral beds for the Department of Developmental Services' (DDS) clients. DDS now proposes to modify the scope of the project to develop all 128 beds as behavioral beds. This scope change is necessitated to meet the bed needs for DDS's clients. The previously approved scope of the project also included 16 foot high *area perimeter* security fencing, a sallyport, four observation towers and a guard control building, exterior lighting, two 4,000 square foot buildings for day training, personal alarm system, nurses station upgrades, window security screens, building perimeter alarm system, and surveillance system. The new scope of the project eliminates the 16 foot high *area perimeter* security fencing, the sallyport, the four observation towers, the guard control building, and the exterior lighting. It retains the two 4,000 square foot buildings for day training, personal alarm system, nurses' station upgrades, window security screens, building perimeter alarm system, and surveillance system. It adds additional 10 foot high yard fencing.

This scope change will necessitate a change to the existing working drawings at an estimated cost of \$100,000 (19.7 percent of the combined preliminary plans and working drawing phases/2.4 percent of the total amount appropriated for the project ). A 20-day scope change and augmentation letter was sent to the Legislature on January 21, 2000. This letter supercedes the previous JLBC notification letter dated January 6, 2000 without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** Chapter 324/98, Item 4300-301-0001 (1.6) provides \$260,000 for working drawings. Based on the new project scope, additional funding is required for working drawings.

\$4,992,000 total funding available

\$3,982,000 total estimated project cost

\$508,000 project costs previously allocated: preliminary plans \$248,000; working drawings \$260,000

\$3,374,000 project costs to be allocated: construction (\$2,719,000 contracts, \$190,000 contingency, \$320,000 A&E, \$145,000 other project costs)

\$100,000 funds necessary to complete the working drawing phase

\$1,010,000 estimated potential construction savings

#### CEQA

As the project proceeded through the working drawings phase and proceeded to bid, the surrounding communities took issue with the project. There were several lawsuits filed over issues related to CEQA compliance with the end result of DDS withdrawing its project approval pursuant to CEQA. Since the previous CEQA project was withdrawn by DDS, a new CEQA process will be initiated related to the proposed scope change. DDS will fund the cost (\$120,000) of community outreach and public information hearings related to the new project scope from available support funds. These costs are appropriately support costs since the decision to conduct outreach efforts are program based rather than specifically project driven.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	TBD
Complete construction:	TBD

#### Other

- The DDS estimates potential savings of \$1,010,000 in construction costs as a result of the scope change.

**Staff Recommendation:**      **Recognize scope change and approve augmentation of the working drawing funds.**

## **ACTION ITEMS**

### **ACTION – ITEM 25**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**LOS ANGELES CAMPUS, LOS ANGELES COUNTY**  
Renovate Physical Sciences Building

*Authority: Chapter 50/99, Item 6610-301-0574(6)*

**a. Approve reversion and termination of project**

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 25

California State University, Los Angeles, Renovate Physical Sciences Building

#### Action Requested

**The requested action will revert \$259,000 of unexpended funding for preliminary plans and terminate the project.**

#### Scope Description

**This project is within scope.** This project would have provided for the renovation and modernization of the teaching facilities in the Physical Sciences Building (#12). Eighty-five percent of the building is unique space for use in Physical Science instruction. The building is rated with a General Services Level IV Seismic condition. Existing laboratories supported by enrollment would have been upgraded to meet program needs.

#### Funding and Project Cost Verification

**This project is not within cost.** During design, it was discovered that the construction costs were not within budget. The original budget did not adequately access the costs for the building's infrastructure (mechanical, electrical, plumbing structure) upgrade. These costs, along with the program renovations, resulted in a cost increase to the construction budget of over 37 percent. Of the \$655,000 appropriated for the preliminary plans, \$396,000 was expended leaving \$259,000 available for reversion.

#### CEQA

Although the project continues to be in compliance with CEQA, it is to be terminated.

#### Project Schedule

**The project schedule is as follows:**

Project to be terminated.

**Staff Recommendation:**     **Approve reversion and termination of project.**

## **OTHER BUSINESS**

No other business.

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary

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